

18-230224

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: September 22, 2010	Original Mortgagor/Grantor: EDDIE BLAND PUENTE AND MARIA BALLI PUENTE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 619 Page: 8324 Instrument No: 20100316356	Property County: WILLACY
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 14800 Landmark Blvd., Suite 850, Dallas, TX 75254

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$78,076.00, executed by EDDIE PUENTE and payable to the order of Lender.

Property Address/Mailing Address: 13495 EL TORO ROAD, RAYMONDVILLE, TX 78580

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY:

BEING 1.01 ACRES OF LAND, MORE OR LESS, OUT OF THE NORTHEAST PART OF LOT 21, HARDING-GILL SUBDIVISION, SHARE 16 IN THE SAN JUAN DE CARRICITOS GRANT, WILLACY COUNTY, TEXAS RECORDED IN VOLUME 5, PAGE 4 TRANSCRIBED MAP RECORDS CAMERON TO WILLACY COUNTY, AND THIS 1.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEING ON THE CENTERLINE OF COUNTY ROAD NO. 465 ALSO KNOWN AS EL TORO ROAD AND BEARING S 09-29-00 E, 75.00 FEET, FROM THE NORTHEAST CORNER OF LOT 21;

THENCE S 09-29-00 E WITH THE EAST BOUNDARY OF THIS 1.01 ACRE TRACT, THE SAME BEING SAID COUNTY ROAD CENTERLINE, 234.00 FEET, TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 80-55-00 W WITH THE SOUTH BOUNDARY OF THIS 1.01 ACRE TRACT, AT 20.00 FEET PASS A FOUND DISTURBED 1-INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, IN ALL 188.00 FEET, TO A FOUND 1-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09-29-00 W WITH THE WEST BOUNDARY OF THIS 1.01 ACRE TRACT, 234.00 FEET, TO A SET 5/8-INCH IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;



THENCE N 80-55-00 E WITH THE NORTH BOUNDARY OF THIS TRACT, AT 168.00 FEET PASS A FOUND 1-INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, IN ALL 188.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.01 ACRES OF LAND, MORE OR LESS, OF WHICH 0.11 ACRES ARE WITHIN THE RIGHT-OF-WAY OF SAID COUNTY ROAD, LEAVING A NET ACREAGE OF 0.90 ACRES OF LAND, MORE OR LESS.

Date of Sale: October 1, 2019	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Willacy County Courthouse, 576 West Main Street, Raymondville, TX 78580 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Connie Medley, Sarah Champine, Luis Garcia, Constance Lewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bob Frisch, Arnold Mendoza, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi whose address is 1 Mauchly Irvine, CA 92618 OR Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Connie Medley, Sarah Champine, Luis Garcia, Constance Lewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bob Frisch, Arnold Mendoza, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi whose address is 1 Mauchly Irvine, CA 92618 OR Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Connie Medley, Sarah Champine, Luis Garcia, Constance Lewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bob Frisch, Arnold Mendoza, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi whose address is 1 Mauchly Irvine, CA 92618 OR Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.


 FKA Connie Medley

SUBSTITUTE TRUSTEE

Connie Medley, Sarah Champine, Luis Garcia, Constance Lewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bob Frisch, Arnold Mendoza, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi OR Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

Posted
FILED
COUNTY COURT 10:30
SEP 05 2019 *am*

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY  DEPUTY